

BF Committee

From: Amy Bond <kiheioasis@gmail.com>
Sent: Tuesday, October 24, 2017 8:24 AM
To: BF Committee
Subject: Testimony for STRH tax classification

Aloha,

I wanted to come in and testify in person, but with my Son's school closing due to the weather, I'm submitting to you via email:

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kihei Oasis Vacation Rental

STRH Permit holder since 2013

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Aloha,

To all my Maui Council members:

I'm writing this testimony regarding the proposed changes of property tax class for STRH in Maui County. I have been a STRH permit holder since June 2013. The permit was very difficult to obtain, and took several months of my time to complete the process. Although, the permit is not transferable, I moved forward to obtain the permit, as this was my best option to try and keep my home that I kept after a divorce. I manage, and run my business and I'm a resident of Maui, raising three boys, ages 2, 4 & 6.

1. The permit is temporary, non transferable and is both costly and difficult to obtain vs. a condo property that the short-term rental use is instilled by zoning and is transferable.

2. An STRH must be a single-family home. It may not be an apartment building, where the assessed land value can be split amongst hundreds of owners.

3. Tax classification is supposed to be based on highest and best use of the vacant land. The land under an STRH is only allowed to build a single family home and an accessory dwelling and may not build out the land to the same intensity as an apartment zoned property.

4. STRHs are subject to a host of restrictions that actually reduce the activities and occupancy allowed on the land. A 3 bedroom STRH may be used by a maximum of 6 people. A 100-unit apartment building with 2 bedroom units could be used by as many as 600 people.

5. Agriculturally zoned STRHs are required to first prove (through implementation of a farm plan) that the "primary" use of the land is agriculture. The proposed tax classification of "short term rental" would apply to the land that is actually used for agriculture.

Please keep the tax classification in "commercial" or "commercialized residential" for STRH permit holders.

Mahalo,

Amy Bond